

people live. In other words, there is nothing more costly than bad housing conditions, and to improve these conditions is to effect an enormous saving to the public purse to which we all contribute. What ever quibbles may be brought against the movement to spread the people and give them decent homes do not neglect this side of city planning, but proceed with it side by side with your fine schemes to create civic centres, beautiful parks, and play grounds. Let it be your object to plan and beautify the shum districts as well as the suburbs of the well-to-do, the east end as well as the west end. Improve the environment where the shum dwellers live. As I have said with reference to your great American neighbour, if you don't give your attention to these matters, the physique of your people, their intellectual calibre and their moral strength, will be lowered and weakened, as they will, so will you lose the very qualities that are building up the strength of this great Dominion. In conclusion let me quote some inspiring words spoken by the President of the Local Government Board at the opening of the Conference of the Royal Institute of British Architects in October, 1910:

"I do not think," he said, "that the effect of good environment of fine buildings, of pleasant houses, upon the character, temperament, will, disposition and energy of the people sufficiently dwains upon the average citizen. Cities are not only opportuities for goods, centres of commerce and trade; they are something more than a mere cash-nexus, they are places where utility, comfort, and beauty can be and ought to be combined, so that the passer-by can, from what he sees, feel something to which his sense of beauty and of domestic comfort can respond all the better for having lived in and seen beautiful buildings every day of his life, places which by their beauty, their acuity, their grace, and, above all, their greenery, create a joy in life which we Britons sometimes lack, and give a precious leisure in life moments, when busy work or a respite and honest labour requires a pleasant rest."

" * * * * So long as casual labour broods in squalid lairs, in sunless streets, and ugly dwellings are its only habitation, we shall continue to turn out nervous manikins instead of enduring men. Motherhood, childhood, youth, society, and the race demand the demolition of the soul-destroying shums. * * * The mean street produces the mean men, and the lean and tired women, and the unclean children. * * Let every nation with its own character, individuality, climate and physical structure go to work and copy nobody."

" * * * * Plan the town if you like, but in doing it do not forget that you have got to spread the people. In the light of some continental experience that wants driving home. Plan the town, but spread the people. Make wider roads, but do not narrow the tenements behind. Dignify the city by all means, but not at the expense of the health of the home and the family life and the comfort of the average workman and citizen. * * * If you do this, we all of us shall be rewarded by the betterment of our towns, the beautification of our streets, the improvement of our suburbs. We shall have made one step forward to still further elevating, improving and dignifying the life of our citizens."